



FREEHOLD

**Offers in the Region Of
£299,000**



**9 RAILWAY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
3HH**

- THREE BEDROOMS
- LOUNGE
- LARGER THAN AVERAGE GARDEN
- GARAGE
- KITCHEN/DINER
- GAS CENTRAL HEATING
- GARAGE & OFF ROAD PARKING

www.kjtresidential.co.uk

9 RAILWAY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3HH

A CHARMING THREE BEDROOM END OF TERRACE HOUSE WITH PRIVATE DRIVEWAY, GARAGE AND LARGER THAN AVERAGE GARDENS TO THE SIDE (OPPORTUNITY FOR FURTHER DEVELOPMENT SUBJECT TO OBTAINING PLANNING CONSENT). SITUATED ON THE OUTSKIRTS OF CINDERFORD TOWN WITH FANTASTIC VIEWS OVER OPEN WOODLAND AND A VARIETY OF WOODLAND WALKS ON ITS DOORSTEP. OFFERED WITH NO ONWARD CHAIN. THIS PROPERTY OFFERS COMFORTABLE LIVING ACCOMMODATION SET OVER TWO FLOORS. THE GROUND FLOOR COMPRISES; ENTRANCE PORCH, ENTRANCE HALLWAY, FITTED KITCHEN/DINER, LOUNGE, AND ADDITIONAL HALLWAY SPACE TO THE REAR WITH ACCESS TO OUTSIDE. THE FIRST FLOOR COMPRISES; THREE GOOD SIZED BEDROOMS AND A FAMILY BATHROOM WITH BATH AND OVER HEAD SHOWER. OUTSIDE, THERE IS A PRIVATE DRIVEWAY FOR PARKING AND A GARAGE WITH POWER AND LIGHTING SUPPLY. THE GARDENS ARE MAINLY LAID TO LAWN AND TO THE SIDE OF THE PROPERTY.

The property is situated within Cinderford, Forest of Dean. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance porch to -

Entrance Hall: , Window to side.

Kitchen/Diner: 14' 8" x 12' 9" (4.47m x 3.88m), Fitted at wall and base level providing worktop and storage space, oven, hob with extractor over, sink unit, space for fridge freezer, plumbing for automatic washing machine, windows to front and side, utility cupboard.

Lounge: 10' 10" x 9' 3" (3.30m x 2.82m), Window to side, access to -



Hall: Window to side, access to outside.

First Floor Landing: ,

Bedroom One: 12' 9" x 8' 9" (3.88m x 2.66m), Wood flooring, window to front, built-in wardrobe, storage cupboard.

Bedroom Two: 11' 7" x 9' 3" (3.53m x 2.82m),
Wood flooring, window to side.

Bedroom Three: 9' 10" x 9' 3" (2.99m x 2.82m),
Wood flooring, window to side.

Bathroom: Three piece suite comprising bath with shower over, W.C., wash hand basin, window to side, airing cupboard.

Outside: There is a private driveway providing parking for multiple vehicles. There is access around the side and front of the property, where there is a path leading to the entrance porch and raised flower beds and shrubs, enclosed by stone walling. The stone walling and fencing encloses the property and gardens, providing a private space for current owners. The garden is mainly laid to lawn and is to the side of the property and behind the garage.

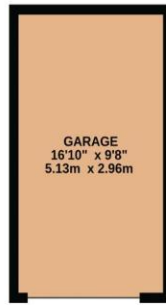
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



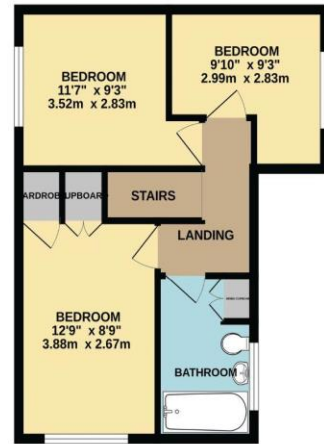
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

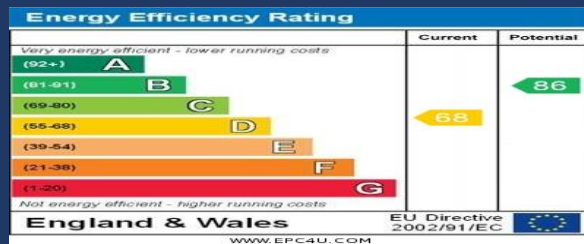


1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982